

## **DEVELOPMENT REVIEW**

**Shared interest in the developing community**

*Planning - zoning compliance, aesthetics & structural safety  
Public Works – infrastructure  
Fire Prevention – public safety*

# **Fire Prevention Development Activities**

## **Phase One,      1 FTE**

- Entitlement/Site Plan Review
- Civil/Construction Drawing Review
- Plat & Short Plat Drawings for review



## **Phase Two,      3.5 FTE**

- Building Permit Review
- Technical Fire Protection Systems Review
- Construction/Installation Tests & Inspections



# Public Works Development Staff



## FTEs

- General Fund – 10
- Utilities - 13

## Average Annual Expenses 2003-2004

- General Fund - \$1,129,000
- Utilities - \$1,440,000

## Programs

- Review
- Standards
- Franchises
- Inspection
- Permits



# **Planning: Development Review Division**



- Project Management for Entitlements
- Review Civil Plans
- Review Architectural Plans
- Administers Design Review Process
- System Improvements  
(e.g., audits, computer tracking)

- 11.55 FTEs
- \$1,021,000 2005 Budget



# Planning: Building Division



22.75 FTEs

\$1,756,800 – 2005 Budget



- Development Questions
- Permit Processing
- Building Plan Review
- Inspections for All Permitted Activities
- Emergency Preparedness

## **2004 Activity**

- **Entitlement**                    404 Applications                    233 Approved
- **Building Permits**                5,255 Applications                5,076 Issued
- **Civil Plans**                      36 Reviews                      31 Approved

# **DEVELOPMENT PROCESS AND STAFFING**

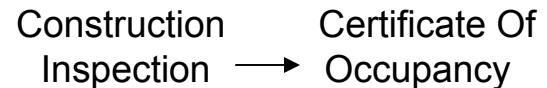
## **PHASE 1 LAND USE ENTITLEMENT**



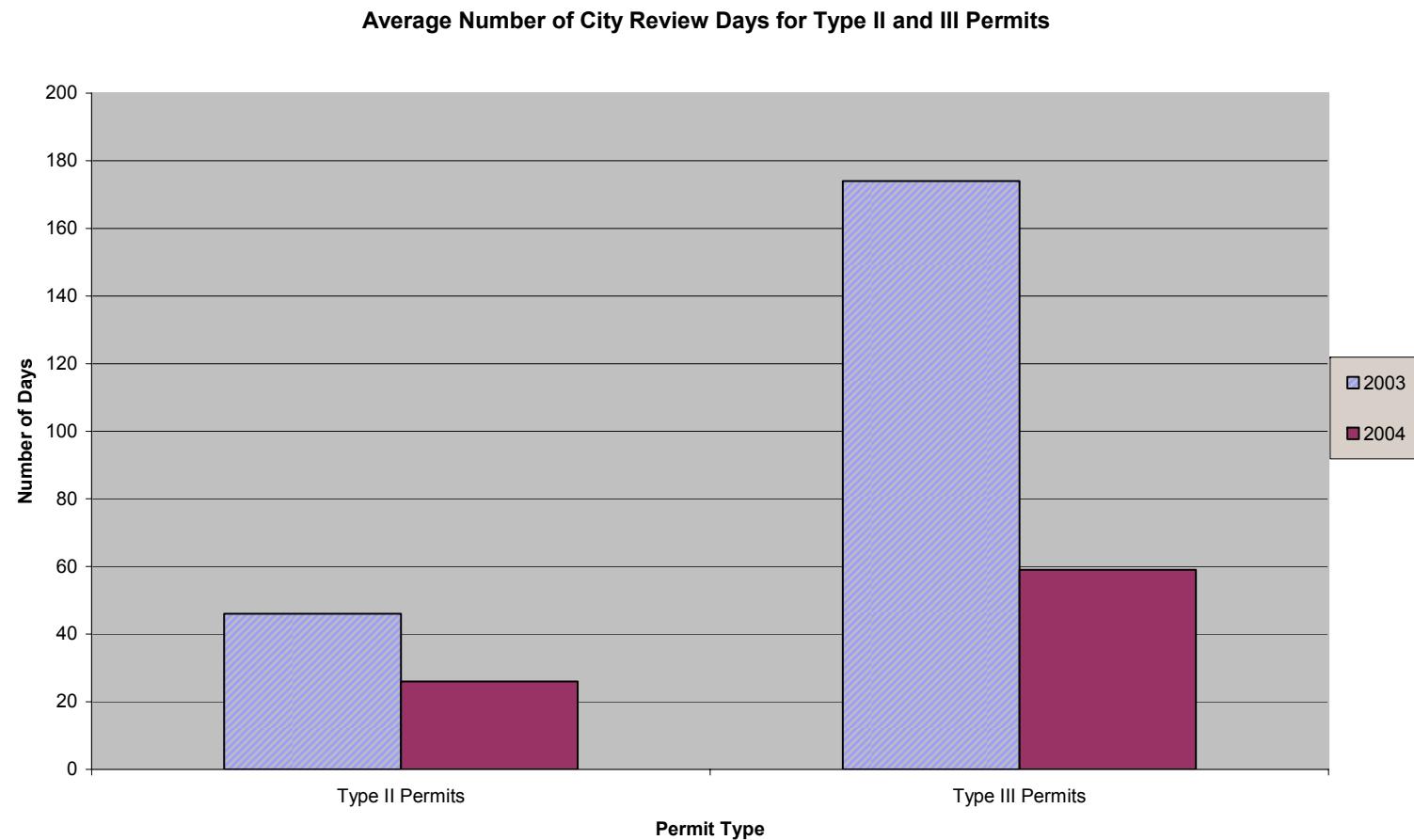
## **PHASE 2 CONSTRUCTION PLAN REVIEW (Civil / Architectural)**



## **PHASE 3 CONSTRUCTION (Building / Construction Inspection)**



# AVERAGE NUMBER OF CITY REVIEW DAYS FOR TYPE II AND III PERMITS



## *SOPA by the numbers ...*

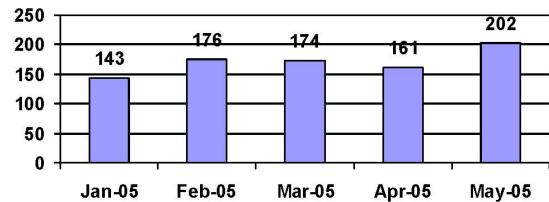
Total Settled Online Permit Applications  
6/4/2004 through 6/1/2005

Count	Dollars
1522	\$116,756.05

Unsettled Online Permit Applications  
as of 6/1/2005

Count	Dollars
0	0

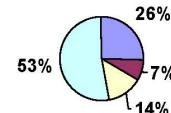
### Settled Applications By Month Total # for last 6 months



### Settled Applications by Permit Type all applications to date

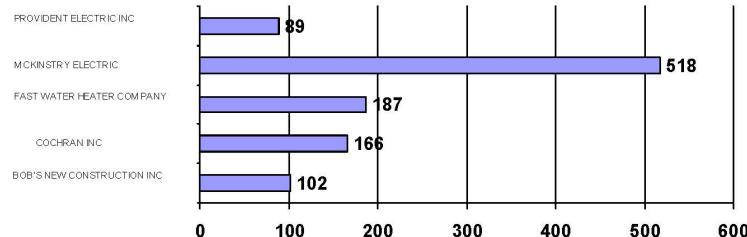
Legend:

- Residential Mechanical
- Residential Plumbing
- Single-Family Electrical
- Tenant Improvement Electrical



### Top 5 Contractors

Total # of Settled Online Applications to-date



... and at a glance

## **Challenges**

- Fluctuations in development activity
  - Interest rates
  - Vacancy rates
- We have to be flexible to handle a variety of projects at varying levels of activity.
- To become a seamless Permit Center in New City Hall

## **System Improvements**

- ZOOM
- LATIMORE

## **Policy Question**

- How important is it to have timely development review?
- Should development services continue to be underwritten by the General Fund or should it be totally self-supporting by creating an Enterprise Fund?